



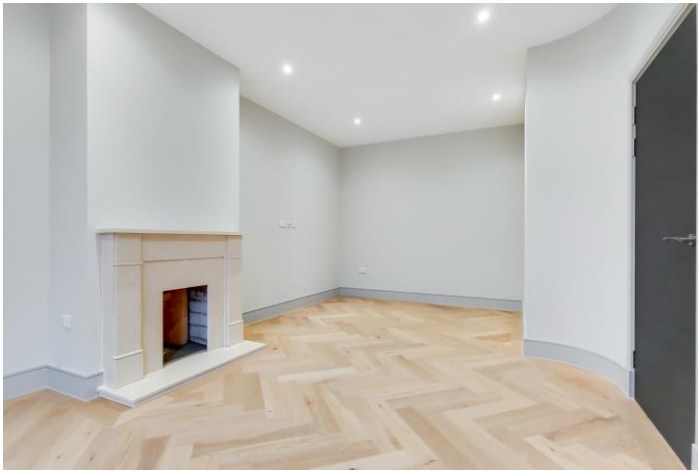
# £1,250,000

## Cuckoo Lane, Hanwell, W7



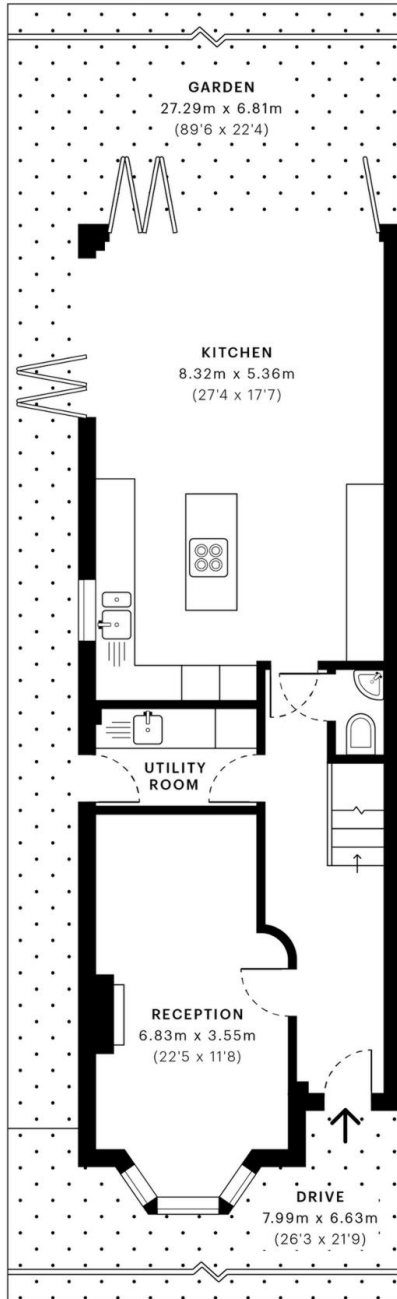
- Semi Detached
- 4 Double Bedrooms
- 2 Walk In Wardrobes
- 2,414 Sq Ft
- 4 En Suites
- Off Street Parking

An impressive new 2,414 sq ft, 4 double bedroom, 4 en suite, semi detached family home in Golden Manor. The ground floor comprises large bay fronted reception, utility room, guest WC and stunning kitchen/diner/lounge with island, fantastic storage and full bi folding doors leading to a south facing private rear garden. The first floor boasts 2 en suite bedrooms one being the master suite with walk in wardrobe. The second floor hosts 2 spacious en suite double bedrooms again one with walk in wardrobe. Further benefits with this stunning home include off street parking, 10 year guarantee, no onward chain and exceptional standard of finish. Cuckoo Lane is ideal for Hanwell station (Crossrail), excellent school catchment, bus routes, road networks and parks.

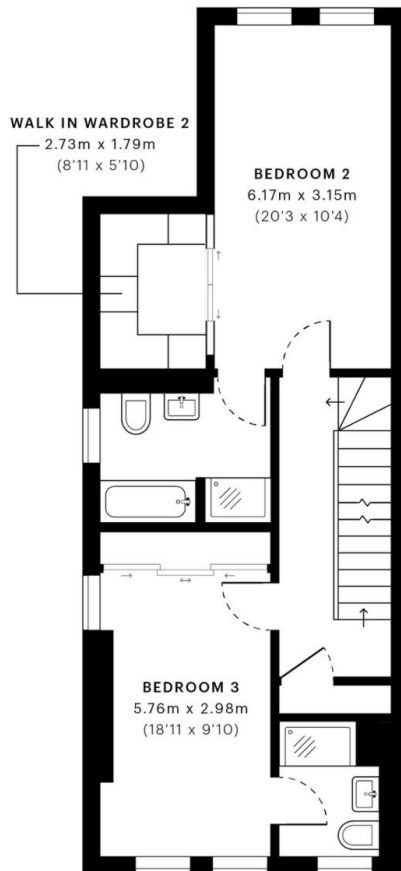




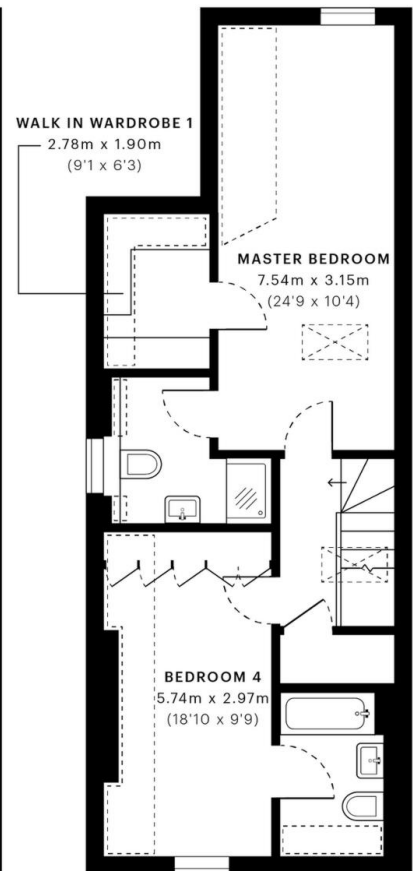




— Ground Floor



— First Floor



— Second Floor



GROSS INTERNAL AREA (GIA)  
The footprint of the property.

224.3 Sqm / 2414.8 Sqft



NET INTERNAL AREA (NIA)  
Excludes walls and external features.  
Includes washrooms, restricted head

202.5 Sqm / 2180.0 Sqft



EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.

0.0 Sqm / 0.0 Sqft



RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m

12.1 Sqm / 130.7 Sqft

Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

11 Broadway Buildings,Boston Rd,Hanwell,London,W7 3TT    T: 020 8840 0171    E: info@doylesalesandlettings.co.uk    W: www.doylesalesandlettings.co.uk

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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